

**SEMINOLE COUNTY GOVERNMENT  
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION  
AGENDA MEMORANDUM**

**SUBJECT:** Amber Lake Townhomes

**DEPARTMENT:** Planning & Development **DIVISION:** Development Review

**AUTHORIZED BY:** Mahmoud Najda **CONTACT:** Denny Gibbs EXT. 7359

**Agenda Date** 03/02/05      **Regular** ☒      **Work Session** ☐      **Briefing** ☐  
**Special Hearing – 6:00** ☐      **Public Hearing – 7:00** ☐

**MOTION/RECOMMENDATION:**

Approved the Preliminary Subdivision Plan for Amber Lakes Townhomes, Section 04, Township 21 S, Range 30 E, Sunlake PUD.

District 2 - Commissioner Morris (Denny Gibbs, Planner) RT

**BACKGROUND:**

The applicant, Legacy Investments, LLC is requesting Preliminary Subdivision Plan (PSP) approval for Amber Lakes Townhomes. The proposed project consists of 86 lots on 9.68 acres zoned PUD. The proposed project is located on SR 434, east of SR 17-92 in Section 04, Township 21 S, Range 30 E in the Sunlake Planned Unit Development. The PSP is subject to all the conditions of the amended Sunlake PUD Developer's Commitment Agreement and the proposed master plan which were both approved by the Board of County Commissioners on December 14, 2004.

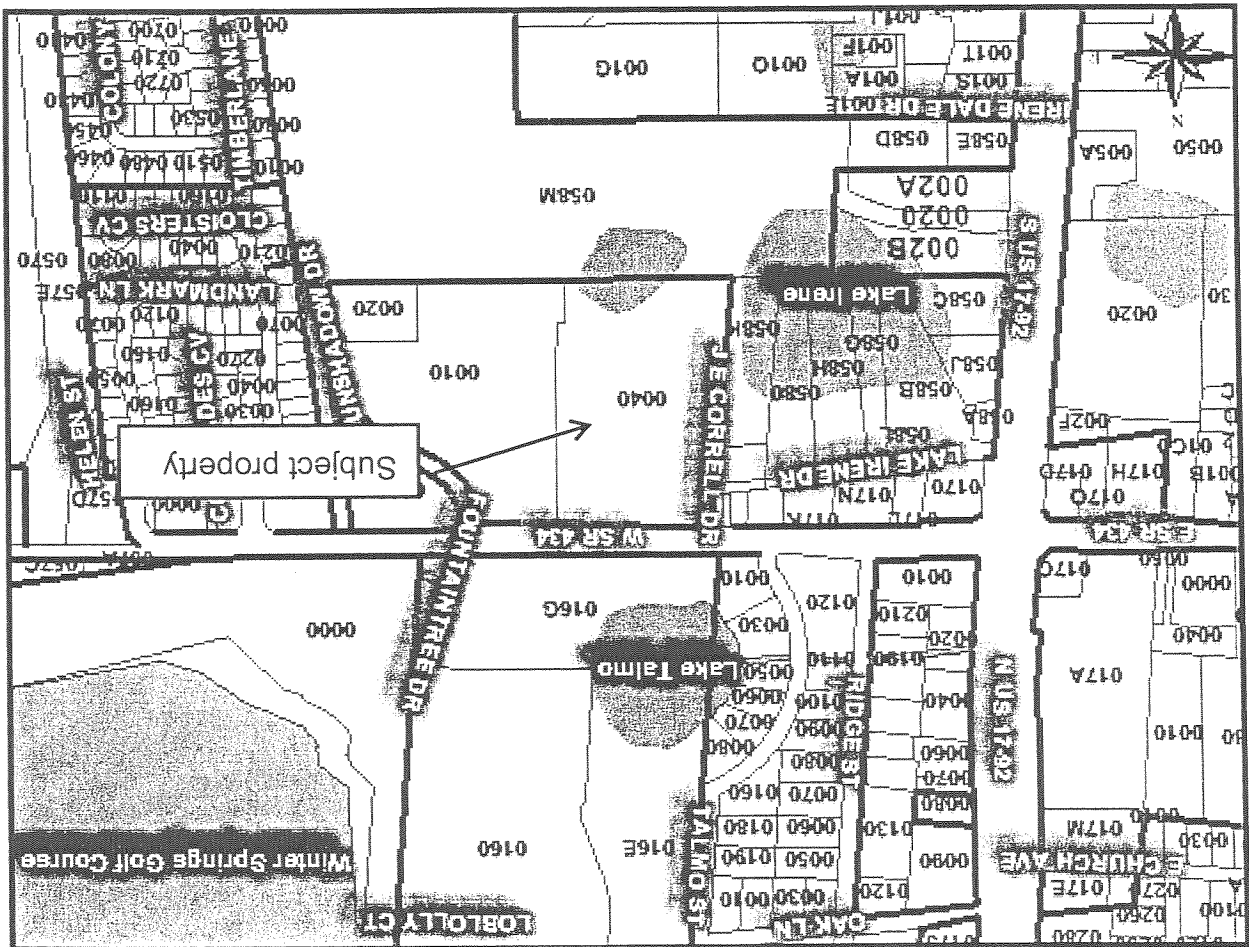
**STAFF RECOMMENDATION:**

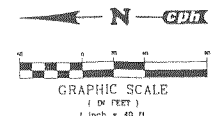
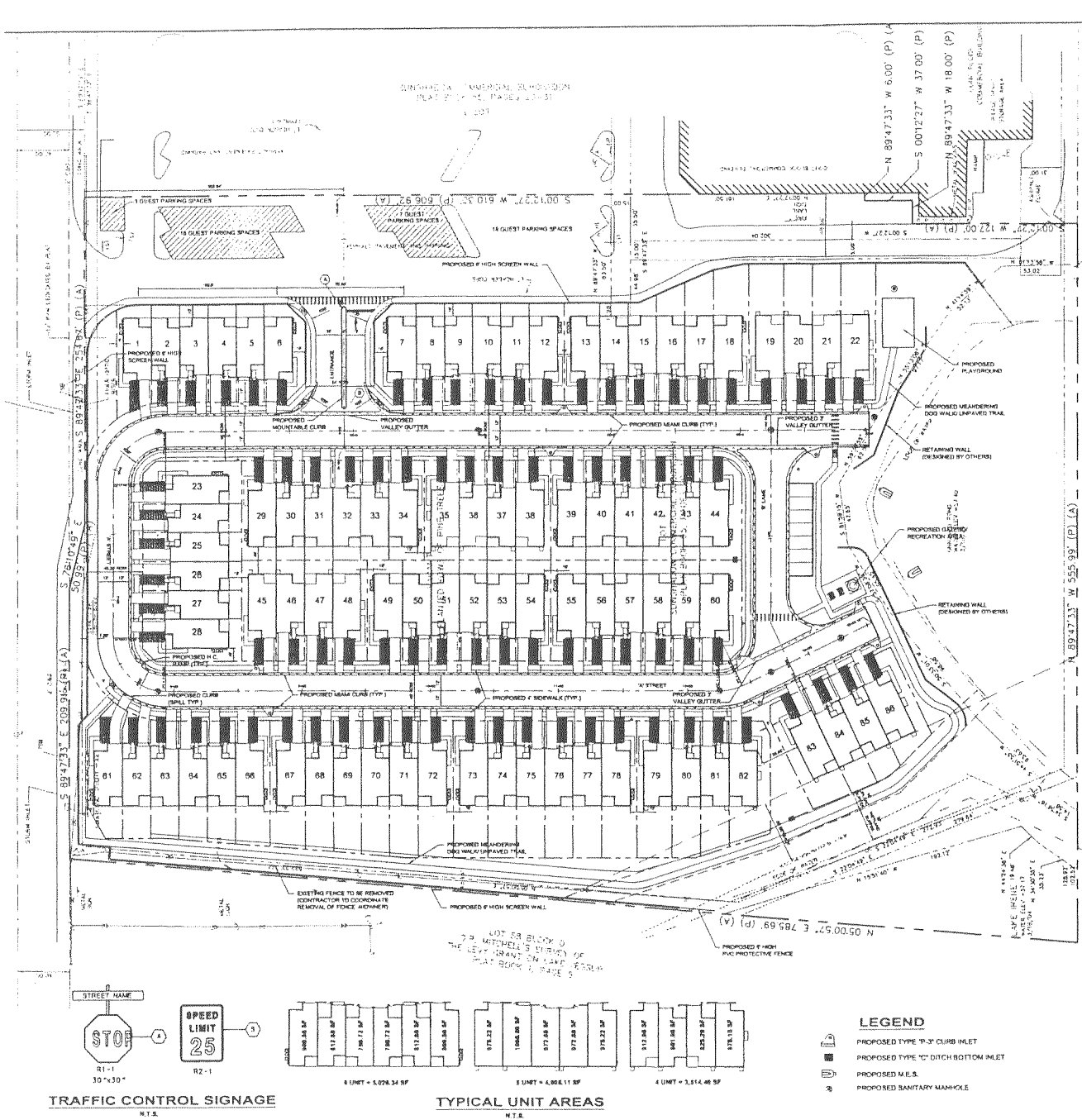
Staff recommends approval of the Preliminary Subdivision plan for Amber Lakes Townhomes.

Attachments: Exhibit A: Location map  
Exhibit B: Preliminary Plan Reduction

DR No. 05-5500001  
Parcel ID#: 04-21-30-525-0000-0040

# LOCATION MAP Amber Lakes Townhomes





- ### NOTES
1. NO RIGHT OF WAY VACATING REQUESTED.
  2. NO SHORE LINE VEGETATION ALTERATION PROPOSED.
  3. OPEN AREAS AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION UNLESS SPECIFICALLY DEDICATED TO SEMINOLE COUNTY.
  4. DRAINAGE RETENTION PONDS SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
  5. NO MATERIAL FROM A BORROW OPERATION IS PLANNED FOR EXPORT OFFSITE.
  6. ALL PROPOSED STREETS WILL BE PRIVATELY OWNED.
  7. ALL STREET SIGNAGE IS REQUIRED TO BE INSTALLED PRIOR TO OCCUPANCY OF ANY STRUCTURE.
  8. NO BALCONIES SHALL BE PERMITTED ON UNITS BACKING UP TO THE WEST PROPERTY LINE.
  9. CURB SIDE TRASH PICKUP WILL BE UTILIZED IN LIEU OF COMMUNITY CLAMPER.
  10. PER SEMINOLE COUNTY ORDINANCE 92-1 SECTION 23. (PART 12, SECTION 40.231) NO BUILDING PERMIT MAY BE ISSUED UNLESS THE PRIVATE WAY OR PUBLIC WAY UPON WHICH THE BUILDING LOT IS LOCATED IS APPROPRIATELY MARKED WITH TEMPORARY STREET SIGNAGE WHICH HAS BEEN APPROPRIATELY INSTALLED AND MAINTAINED. PRIOR TO OCCUPANCY THE PERMANENT STREET SIGN SHALL BE INSTALLED.
  11. PER SEMINOLE COUNTY ORDINANCE 92-22 SECTION 90.19. (D) AND (E) MODEL HOME'S REQUIRING ESTATE LETTERS REQUIRE STREET NAME APPROVAL OF THE PLAT PRIOR TO ISSUANCE OF BUILDING PERMITS. NAMES ONCE APPROVED SHALL BE HELD UNTIL SUBDIVISION OR SITE PLAN IS NO LONGER VALID BY EXCEEDING DEVELOPMENT APPROVAL TIME LIMITS. SAID NAME SHALL BE THE ONLY CONSPICUOUS NAME POSTED ON THE PROPERTY.
  12. NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY TO ENSURE THAT A 20 FOOT UNOBSTRUCTED PASSAGE WILL BE AVAILABLE FOR EMERGENCY VEHICLES AND THE SPEED RESTRICTION SHALL INCLUDE THAT THE GARAGES SHALL ONLY BE USED FOR PARKING.
  13. ACCESSORY STRUCTURES SHALL ONLY BE PERMITTED ON LOTS 68 THROUGH 82.

**S** **ATA**

GROSS SITE AC. 421.888 D.F. (9.88 AC.)  
 CURRENT FUTURE LAND USE DESIGNATION PD (PLANNED DEVELOPMENT)  
 PROPOSED FUTURE LAND USE DESIGNATION PD (PLANNED DEVELOPMENT)  
 CURRENT ZONING PUD  
 PROPOSED ZONING PUD  
 PROPOSED # OF LOTS 82  
 MAX. BLOCK SF. 14,000 S.F.  
 MAX. BLOCK HEIGHT 35 FEET

**PARKING REQUIRED**  
 2 SPACES PER UNIT  
 TOTAL SPACES REQUIRED = 172

**PARKING PROVIDED**  
 1 GARAGE SPACE  
 1 DRIVEWAY SPACE  
 2 SPACES PER UNIT  
 TOTAL SPACES PROVIDED = 225  
 \*\* INCLUDES 48 GUEST PARKING SPACES

**PROPOSED SETBACKS**

FRONT	17 FEET	ACCESSORY SETBACKS W/ SCREENED ENCLOSURES	
SIDE	5 FEET	REAR	5 FEET
SIDE STREET	20 FEET	SIDE	5 FEET
REAR	10 FEET	REAR	7.5 FEET

### COMMON USABLE OPEN SPACE CALCULATION

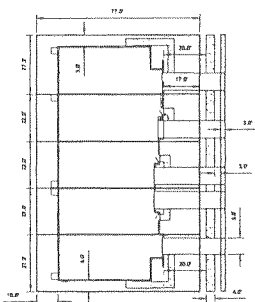
DEVELOPABLE AREA:	9.48 AC.
EXTERNAL R/W DEDICATIONS:	-0.00 AC.
PRIVATE R/W (INCLUDING PAVED AREAS):	-1.83 AC.
DRIVE AISLES FOR NON-RECREATIONAL USES:	-0.00 AC.
RESIDENTIAL LOTS:	-0.00 AC.
OUTPARCELS:	-0.00 AC.
UTILITY TRACTS/FACILITIES:	-0.00 AC.
RETENTION (IF NOT AUTHORIZED):	-0.00 AC.
UPLAND COMMON AREAS LESS THAN 15' IN WIDTH:	-0.00 AC.
REQUIRED BUFFER AREAS (15' UPLAND, 58.68' HIGH WATER ELEV., 25' WETLAND BUFFER):	-0.23 AC.
TRANSMISSION LINE EASEMENTS:	-0.59 AC.
AREA OUTSIDE WALL ALONG R/L 434:	-0.87 AC.
<b>USABLE OPEN SPACE</b>	<b>3.28 AC. = 34 %</b>

### NET BUILDABLE ACREAGE CALCULATION

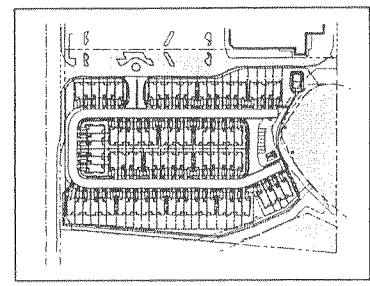
DEVELOPABLE AREA:	9.48 AC.
EXTERNAL R/W DEDICATIONS:	-0.00 AC.
NONRESIDENTIAL OUTPARCELS:	-0.00 AC.
WETLANDS (INCL. 15' UPLAND BUFFER, 25' WETLAND BUFFER & 50' HIGH WATER SETBACKS):	-0.23 AC.
FLOOD PRONE AREAS:	-0.00 AC.
PUBLIC ROAD R/W:	-0.00 AC.
PRIVATE ROAD R/W:	-1.83 AC.
DRIVE AISLES (EXCL. ALLEYS):	-0.00 AC.
LANES (EXCL. STORM WATER POND):	-0.41 AC.
TRANSMISSION LINE EASEMENTS:	-0.00 AC.
DRAINAGE EASEMENTS:	-0.32 AC.
<b>NET BUILDABLE AREA</b>	<b>8.87 AC. = 72 %</b>

### LAND COVERAGE

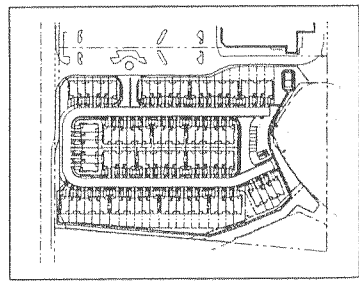
PERVIOUS AREA:	4.73 AC. (48.17%)
IMPERVIOUS AREA:	4.85 AC. (51.17%)
<b>TOTAL AREA</b>	<b>9.58 AC. (100%)</b>



TYPICAL LOT DETAIL  
N.T.S.



NET BUILDABLE ACREAGE KEY MAP  
N.T.S.



COMMON USABLE OPEN SPACE  
N.T.S.

**TRAFFIC CONTROL SIGNAGE**  
N.T.S.

**TYPICAL UNIT AREAS**  
N.T.S.

**LEGEND**

- PROPOSED TYPE "9" CURB INLET
- PROPOSED TYPE "C" DITCH BOTTOM INLET
- PROPOSED M.E.S.
- PROPOSED SANITARY MANHOLE